

APPENDIX 2
COMMENTS FROM ELECTED OFFICIALS



The Commonwealth of Massachusetts
House of Representatives
State House, Boston 02133-1020

GLORIA L. FOX
REPRESENTATIVE
7TH SUFFOLK DISTRICT
ROOM 167, STATE HOUSE
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(CHAIR) BOSTON DELEGATION

COMMITTEES:
HOUSE WAYS AND MEANS
TELECOMMUNICATIONS, UTILITIES & ENERGY
REVENUE

July 27, 2006

Gerald Aulter
Project Manager,
Boston Redevelopment Authority
One City Hall Plaza,
Boston, MA 02201

Dear Mr. Aulter,

I would like to offer these written comments in place of testimony at tonight's hearing as I will be in the State House taking up the Governor's overrides in session until late this evening.

I would like to compliment this community process that has led us to this point. I continue to support and push for private institutions to bring neighborhood groups and organizations to the table as active participants when it comes to land use and development in the 7th Suffolk District. The BRA has done an excellent job in guiding the process on future residential development at Northeastern University. With that being said, this is just a first step, and much more work lies ahead of us.

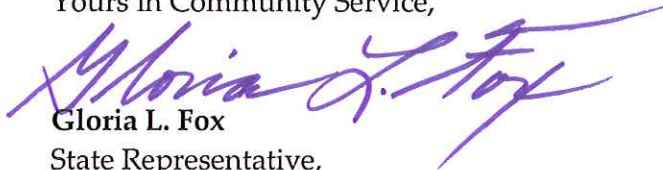
The development of Parcel 18 east and Parcel 18 west is a major area of concern for me and for the people I represent. It has been previously designated by Northeastern University as an economic development area. Now, with the agreement to build residential units on Parcel 18 West by the Community Task force, Northeastern University and the BRA, I want to be clear that I only support this project as long as it does not interfere with economic development on both Parcels of land. This is clearly stated in the conditions on page 1-8 of the "3rd Amendment to the Institutional Master Plan" as submitted by Northeastern University on July 10, 2006.

Additionally, I do not support Northeastern University building more than the agreed upon 471 units unless Northeastern University gets support from the abutters of Parcel 18. I also do not support Northeastern University building 1,200 beds on that site. I feel that number is too high. Future development of Parcel 3 is to become the gateway to the Roxbury community. Placing two twenty-two story towers adjacent to Parcel 3 is too much, too high,

and will overshadow the future development at Parcel 3 and the rest of the corridor. It is my hope that some compromise can be reached, with a satisfactory community benefits package, that has the support, and will support the Roxbury community.

Thank you for your attention in these matters, and I look forward to the continued cooperation by BRA, Northeastern University and the neighborhood abutters.

Yours in Community Service,

A handwritten signature in purple ink, appearing to read "Gloria L. Fox", is written over the typed name.

Gloria L. Fox
State Representative,
7th Suffolk District

The Commonwealth of Massachusetts
House of Representatives

BYRON RUSHING

Second Assistant Majority Leader

Byron.Rushing@state.ma.us

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9th Suffolk District

*South End
St. Botolph
Lower Roxbury
Fenway
Kenmore
Prudential
Copley Place
West Campus,
MIT*

B.R.A.

15 P 3 PM

August 10, 2006

Mark Maloney
Director
Boston Redevelopment Agency
One City Hall Plaza
Boston, MA 02201

Attn: Gerald Aulter, Project Manager

Dear Mr. Maloney,

I would like to take this opportunity to comment on Northeastern University's Institutional Master Plan Notification Form (Third Amendment to IMP) and Project Notification Forms (PNFs) for Parcel 18 West Development and Residence Hall K submitted to the BRA on July 10, 2006. I am also sending a copy of this letter via fax.

I praise the community-university planning that has brought us to this point. Although there have been a few bumps along this road, I believe they were all caused by moments of distrust and opacity by one or more of the parties. We are now on the right road: I look forward to a process of trust and transparency.

The PNFs before me today were developed after the community and university representatives agreed to hold the new institutional planning process in abeyance in order to complete a process to respond to the immediate need for the construction of a minimum of 1,250 beds (see p. 1-10).

BYRON RUSHING

A key proposal that allows for the University's proposed solution is the community's agreement to use a part of Parcel 18 for dormitory development. The development of Parcel 18 east and Parcel 18 west is a major area of concern for me and for my constituents. It has been previously designated by Northeastern University as an economic development area. Now, with the agreement to build residential units on Parcel 18 west by the Community Task Force, I want to be clear that I can only support this project as long as it does not interfere with economic development on Parcel 18, both East and West (see p. 1-8).

I urge the Boston Redevelopment Authority (BRA) not to support Northeastern University building more than the agreed upon 471 dormitory beds on Parcel 18 and not to support Northeastern University building up to 1,200 beds on that site. I urge the BRA to support the construction of an additional 729 beds on and at the Culliane Hall building site and the Gainsborough Garage and Parking Lot sites.

Placing two twenty-two story towers on Parcel 18 is too much, too high, and will detrimentally overshadow the future development at nearby Parcel 3 and the rest of the corridor. The Parcel 18 site cannot accommodate such a large dormitory without a debilitating effect on a proposed hotel and conference center development and development oriented to the Lower Roxbury sited there. I urge the BRA to use its resources and influence to reach a compromise with a satisfactory community benefits package that will support the Roxbury community.

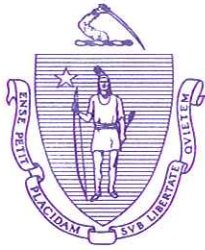
Let me add a comment on the new master plan for Northeastern: I have heard suggestions that this process be delayed because of the arrival of a new university president. I urge you in the strongest terms not to delay or postpone the master planning process.

Thank you for your attention to these matters. I look forward to the continued cooperation between the BRA, Northeastern University, neighborhood abutters, and the Greater Roxbury community.

Yours truly,



Byron Rushing
Second Assistant Majority Leader
9th Suffolk District



The Commonwealth of Massachusetts

HOUSE OF REPRESENTATIVES
STATE HOUSE, BOSTON 02133-1054

JEFFREY SÁNCHEZ

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Vice Chairman
Joint Committee on

Economic Development and Emerging Technologies

August 9, 2006

Mr. Mark Maloney, Director
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

Dear Mr. Maloney:

I am writing in regards to Northeastern University's proposed development of two new student resident halls on Parcel 18 West and the current site of Cullinane Hall.

Over the last 18 months, the Community Task Force which was charged with advising Northeastern as it examined potential sites for student housing met nearly two dozen times to outline a series of objectives for both the University as well as the surrounding communities. While I believe the end result, manifested in PNF now under consideration, is certainly a step in the right direction, there are still a number of outstanding issues which impact Boston's communities, particularly abutting neighborhoods.

One of the most pressing matters facing my community today is that of an ever-increasing student presence at the expense of permanent residents. Over the last several years, the Mission Hill neighborhood has become more and more saturated with off-campus students, which in turn has led to a host of other related problems, including loud and disruptive parties, destructive behavior, a loss of affordable rental housing, and an exodus of families from the area.

The creation of approximately 1,800 beds as outlined in Northeastern's current plan is an encouraging step in the right direction of housing more of the institution's students on campus. However, with the phasing-out university housing under the Master Lease Property Program (MLPP), 750 off-campus beds will be lost over five years commencing with the issuance of construction permits for the proposal before us. As such, much of the new dormitory space will serve as a replacement for current University-controlled beds rather than as surplus new on-campus housing. Given the projected time frame for planning and construction, I do not believe that this new development, while positive, will have a tangible impact on the current situation in Mission Hill.

In light of this reality, I believe it is fundamentally imperative for the University to examine its enrollment policies and projections throughout the current Master Plan and well into the next. As more on-campus housing is added, it is vital that the University keep in check the addition of even more new students, lest we find ourselves approving the construction of new housing merely to accommodate new students, rather than shifting the existing population out of our residential neighborhoods. I would therefore ask that Northeastern, through its Master Plan process, formally outline their policy on student enrollment and over-enrollment in addition to the institution's projected student population over the life of the current Master Plan and into the next.

Related to the issue of off-campus student housing is that of student behavior. The aforementioned influx of off-campus students into residential neighborhoods has resulted in numerous quality of life concerns for local residents. Loud parties, vandalism, and an assortment of other concerns continue to affect the neighborhood, and though efforts have been made in cooperation with Northeastern and other institutions to address these issues, it is likewise important that the University take full responsibility for the actions of its students and ensure that the disciplinary process is both swift and effective. While a minority of the students living in Mission Hill is responsible for the majority of the problems related to such behavior, the cumulative affect of this student migration into my district continues to be significant.

As new dorm space comes online and additional opportunities for on-campus housing are created, I would like to see Northeastern closely examine the feasibility of requiring first and second year students to live on-campus in the future. I understand that the University does in fact offer housing to all freshman, though it does not explicitly require that they live on-campus. While I recognize the difficulties in implementing such a policy, I believe that Northeastern should further explore this option in an effort to address some of the behavior issues outlined above. For freshmen living off-campus, the often first-time experience of being away from home and independent can frequently lead to such disruptive behavior. Requiring these students to spend their first and possibly second year on campus may help to diffuse some of this behavior. While exceptions could certainly be made, such as for students living at home, this prospective policy should be further explored.

Additionally, the University's commitment to the Boston Public Schools is also of importance to both my constituents and to me. Two years ago, I wrote to you regarding the then Memorandum of Understanding between Northeastern and the City in which I expressed my interest in seeing stronger partnerships formed between the University and our City's graduating high school students. There are an estimated 2,800 freshman enrolled at Northeastern and nearly 14,600 total undergraduates. Given that fewer than 100 BPS graduates were enrolled for each year from 2000-2004, I believe that the University can and must make a more concerted effort to reach out to local high school students and encourage their application to the university, in addition to likewise endeavoring to admit more BPS students. I am aware and have been reminded by Northeastern officials that the reason many Boston Public School graduates are not admitted are because of a lack of meeting the GPA and SAT requirements for admission.

I would recommend Northeastern look at building initiatives not only at Roxbury Community College but within their own programs that will allow BPS Graduates to have an opportunity to show Northeastern that their strength lies in a sum of multiple strengths, not just within the paradigm of money, SAT scores, and GPA. While I am aware that these are significant components which allow Northeastern to break through national rankings, I would recommend that the University then seek to utilize the School of Professional and Continuing Education which may provide Northeastern cover from ranking standards while at the same time find an avenue which may work for those students who may not test well or may have not had high GPA throughout high school. I am hopeful that Northeastern will utilize the powerful sum of its parts to engage and build a way to get Boston Public School graduates a chance of attending to such a fine leaning community such as Northeastern.

I have no doubt that there are still numerous challenges facing the City, Northeastern, and my district in relation to this process. However, I am confident that we can continue to collaborate and work toward a solution that is beneficial to everyone. We have come a long way since North Lot and Camden were first proposed, but I do believe that the end result, thus far, is a good one.

Thank you for your consideration and if you have any questions or if I can be of any assistance in the future, please do not hesitate to contact my office at (617) 722-2370.

With warmest regards,



Jeffrey Sánchez
State Representative

CC: Mayor Thomas M. Menino
Joseph Aoun, President, Northeastern University
Robert Gittens, Vice President of Public Relations, Northeastern University
Jeffrey Doggett, Director of Government Relations and Community Affairs, Northeastern University
Harry Collings, Executive Secretary, Boston Redevelopment Authority
Gerald Autler, Project Manager, Boston Redevelopment Authority



MICHAEL P. ROSS
BOSTON CITY COUNCIL

August 10, 2006

Gerald Autler
Senior Project Manager
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

RE: Northeastern University
IMPNE: Third Amendment to the IMP

Dear Mr. Autler:

I am writing to comment on the Institutional Master Plan Notification Form for Northeastern University Boston Campus. I would like to take this opportunity to share both my support as well as some concerns regarding this project since the Mission Hill and Fenway neighborhoods will be directly and heavily impacted.

I support Northeastern University's overall plans for this project, which includes the construction of 1,200 beds in Parcel 18 West, provided Northeastern negotiates with the abutters on a fair agreement. I further support the construction of an on-campus dormitory, where Cullinane Hall is presently located, and the addition of the Gainsborough Garage Lot.

Given the challenges Mission Hill and Fenway neighborhoods have experienced regarding off-campus housing, I hereby request a change in Northeastern's policy that would mandate freshmen and sophomore students to live on-campus. Such a policy would alleviate the negative impact of students living in abutting residential neighborhoods such as Mission Hill and Fenway.

The potential benefit from this dormitory project will be lost if Northeastern exceeds the stated goal of a 15,000 person student body. The Mission Hill and Fenway neighborhoods have suffered tremendous negative consequences from certain students who live in off-campus housing in the neighborhoods. Long term residents, including families, have departed Mission Hill due to student related disturbances and high rent prices which can be easily afforded by a group of students in a unit. Northeastern must

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continue to work with the community to reduce the negative impacts and increase the benefits this institution and its students have on the community.

I am concerned with this institution's continued efforts to purchase property outside of their campus area, particularly St. Ann's Church. This was a disappointing purchase as there were opportunities by other interested developers to purchase this property to be used as home ownership opportunity and by new residents in the community. Considering the amount of community interest and regard for St. Ann there should be more community review for the development and use of this property.

In closing, I support Northeastern University's Institutional Master Plan proposal and praise this university for working with the community on these issues and for their construction of supervised on-campus dormitories. I hope that the concerns outlined in this letter are taken seriously and considered as the plans move into their final stages, as they are also the primary concerns of the Mission Hill and Fenway communities at-large.

Thank you for your attention to this letter and please do not hesitate to contact me at 617.635.4225 if you have any questions or concerns.

Best regards,



Michael P. Ross
Boston City Council

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From: [Turner, Chuck](#)
To: [Autler, Gerald](#);
CC:
Subject:
Date: Thursday, August 10, 2006 10:06:50 AM
Attachments:

Testimony regarding Northeastern's Proposal for 1200 beds on Parcel 18
Chuck Turner, Boston City Councilor, District 7

I am Chuck Turner, Boston City Councilor representing District 7. My testimony is focused on the amendments being proposed by Northeastern to amend their Master Plan.

Before presenting my views on their plan, I need to present the history of the development of Parcel 18 on which they propose to put a twenty one story tower and a sixteen story tower to house 1200 students. This history is necessary so that you understand the context in which their proposal is being made.

In 1968, the Boston Black United Front, a coalition of Black and Latin organizations in Roxbury formed Operation Stop as a Coalition to fight I-95, which was proposed as a superhighway that would come down Columbus Avenue from the suburbs. Since the Front members believed the proposed sixteen-lane highway would have a devastating effect on Lower Roxbury, Operation Stop was formed to mobilize the communities opposition and to join with others fighting the highway.

After a two year study process initiated by Governor Sargeant to explore the costs and benefits of building the highway, he decided to cancel plans for a highway and focus on developing a mass transit alternative. The leadership of the Front then reached out to groups in Jamaica Plain and the South End to develop a plan for how the land should be used from a community perspective. The plan developed by the Southwest Corridor Coalition became the blueprint for the state plan that followed a few years later.

The Coalition's plan included the idea that Parcel 18 should be designated as a site for local developers. While this concept was adopted by the state, nothing happened for a number of years because the community development corporations identified as the developers were not able to gain the capital necessary to move forward with the project.

However, in 1985, the director of the BRA worked with the Parcel 18 Task Force to develop a plan for developing the land through a competitive bid process focused on local development teams of color.

The winning partnership, Columbia Plaza Associates, then began a process of working with our State legislators to identify a state project that could be sited on the land. Initially, the proposal was that the Mass Water Resource Authority put part of its operation on the land. Due to political maneuvering the MWRA building were located at another site. However, a new Registry of Motor Vehicles building was then identified for the site, despite the opposition by the employees. Yet, before the building could be fully opened, there were complaints that the air quality of the building was not healthy and the Registry moved to a Chinatown site.

The Registry move to Chinatown left the developers without a prime tenant and they decided to sell the entire Parcel to Northeastern. While those of us who had fought to stop the highway and designate Parcel 18 for development by the community understood the difficulty faced by the developers, there was a sense of betrayal that our business people had failed to hold the parcel.

Parcel 18 has been dormant for a decade except for the building originally built for the Registry which then was occupied by Northeastern offices and the Whittier Street Health Center which rented space from Northeastern. Northeastern agreed when they bought the building to develop an economic development project on the Parcel beneficial to the community but have taken no action in over a decade.

Development on Parcel 18 is now before us since Senator Wilkerson proposed last December during the Northeastern Master Planning process that Parcel 18 be used for a limited number of beds if Northeastern agreed to move forward with the development of the economic project. Other elected officials and Roxbury community representatives in the planning process agreed to support her proposal as long as Northeastern agreed to move the economic development project

forward at the same time and the number of beds were limited to 471,

Northeastern agreed to the idea of moving the economic development project forward in conjunction with the building of the dormitories but objected to the idea of limiting the beds to 471. They then proposed that the details would be worked out with the remnants of the Parcel 18 Task Force and abutters. However, I do not believe that anyone in the group representing Roxbury in the planning process ever imagined that Northeastern would propose to build two towers on the land with 1200 students.

My certainty is based on the fact that many of the Roxbury representatives had struggled for years to limit the number of Northeastern students in a development project a few blocks away to no more than six hundred beds in a development that was spread over a larger area than the portion of the Parcel 18 site proposed for the dormitories.

In addition, the focus on getting students out of the neighborhoods surrounding Northeastern was based on the experience that students in leased housing in the neighborhoods were disruptive to the quality of life. Therefore, it made no sense for the Roxbury representatives to support Northeastern placing 1200 students on a site that would be across the street from the P3 parcel that is being proposed for mixed use, including market rate and affordable housing.

Why would we want to create a problem for the residents who would be living in the housing developed on P 3 by supporting 1200 students living in dormitories across the street? In addition, the Roxbury Master Plan indicates that the P3 site is viewed as the gateway to the Roxbury community and needs to have an architectural definition that will enhance the aesthetic experience as people enter the area. Obviously, two towers across the street filled with students will detract from the impact envisaged for the P 3 development.

I know that some have said that community benefits for local organizations would be a reasonable trade off. However, Northeastern should be willing to give those benefits in return for building a dormitory that will house 471 students. Why should the community have to support a monstrous project in order to have community benefits?

In addition, given the experience of the Whittier Street Health Center, Northeastern community benefits can turn out to be a wolf in sheep's clothing. When Northeastern bought the P 3 parcel from Columbia Plaza Associates, they said they would allow the Whittier Street Health Center to move rent-free into the building they had acquired on Parcel 18.

In return for use of the space, Whittier Street agreed to pay 21.65% of the operating costs.

While they felt that the total operating costs of \$700,000 was high, they believe that they could afford their share of those costs. However, they never imagined that the operating costs of the building would almost double in five years, from an initial \$700,000 to \$1,200,000. Since Whittier Street pays for their own utilities, security, and janitorial services, they have asked Northeastern to see a copy of the operating costs so they can see what they are paying for. However, Northeastern has refused to give them the information. Even the BRA, which agreed to get the figures from Northeastern have been unsuccessful in obtaining the information.

When you look at the situation carefully, it is easy to see that Northeastern is benefiting from the Health Center being in the N.U. building not the Center.

- # Center's nonrent has almost doubled in five years
- # No cap on the escalation of nonrent
- # Center pays for its own utilities, security, and maintenance
- # Center cannot find out what they are paying for
- # Center had to invest \$3,000,000 in outfitting the bare space that was rented to them.

In conclusion, I am vehemently opposed to Northeastern's plan to put up two towers, which would house 1200 students. These two towers would overwhelm the surrounding community and our P 3 development. In addition, having watched development for a number of years, I have seen low numbers proposed for height/density and then be raised after the process moves forward, particularly if they are able to get the site identified as a Planned Development Area.

While I initially agreed to the 471 units, as I think about the past behavior of Northeastern, their community benefits scam with the Whittier Street Health Center, and their proposal of 1200 beds, I am beginning to believe it was a major

mistake to agree to any number of units. However, we agreed to that number and have to honor our agreement. However, we do not have to accept them almost tripling that number and I ask for your help in protecting the P 3 Parcel and Lower Roxbury by limiting the beds to 471. Our community fought too long to stop the highway and for the appropriate development of Parcel 18 to have Northeastern make a mockery of our forty-year struggle.